

FOR SALE BY PRIVATE TREATY

103 HILLSIDE

DALKEY, CO. DUBLIN, A96 W270

Asking Price

€1,095,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

4 Bed – 2 Bath

143sqm / 1,582sqft

ASKING PRICE €1,095,000

An instantly appealing semi-detached home, oozing with style in this highly sought after, residential estate above Dalkey Town, with spectacular sea views, just a 5-minute stroll to the village and 7 minutes to the DART. 103 Hillside comes to that market in turnkey condition having been fully renovated and extended to provide a comfortable family home suited to modern day living.

Approached by a gravel driveway with off street parking, surrounded by an array of exotic plants, shrubs and fruiting trees, offering privacy in the sunny front garden, three granite steps lead to the front door with wisteria climbing overhead. A gated side passage leads to good sized rear garden mostly laid out in lawn with perimeter beds and provides a stunning viewing point for picturesque sunsets over Dublin Bay all summer long.

Internally, the accommodation is bright and airy throughout and comprises a reception hall, with guest w.c. off, an open plan, dual aspect living, dining and kitchen area with a separate utility and study on the ground floor. Upstairs, there are two double bedrooms and an ensuite to the front and two further double bedrooms and main bathroom to the rear with unspoilt sea views.

The appeal of Hillside is owed to its convenience to a host of amenities including three large open greens for recreation, its proximity to Dalkey Town and Killiney Hill as well as its access to The Metals providing an easy connection to Dun Laoghaire Town centre by foot or bike. There is a plethora of excellent primary and secondary schools within walking distance and many others within a short commute by Dart and bus.

FEATURES

- Great location, above Dalkey Town.
- Spectacular sea views.
- Fully renovated and extended (2014).
- Bright and airy accommodation throughout.
- Energy efficient home, future proofed for solar.
- Triple glazed windows to the rear, double to the front.
- Private gardens, front and rear.
- Convenient to Dart, Bus and Air Coach.

BER

BER B2 No. 104484522
116.31 kWh/m²/yr



ACCOMMODATION

Reception Hall

5.59m x 2.17m

A bright and spacious hall with engineered oak flooring, understairs storage and guest w.c.

Guest W.c.

1.50m x 0.75m

Tiled floor, w.c. and w.h.b.

Living Room

3.87m x 4.11m

With engineered oak flooring and fitted shelving. Open to dining area.

Dining Area

3.57m x 4.76m

With sea views, engineered oak flooring, feature pendent lighting and sliding door to the rear garden.

Kitchen

3.77m x 3.81m

A Stylish fitted kitchen with French cut golden travertine tiles, a range of fitted units with beech countertops and breakfast bar. Double Villeroy & Boch Belfast sink. Views across Dublin Bay.

Utility Room

1.93m x 2.19m

With tiled floors, countertop with sink and fitted shelving. High efficiency gas boiler.

Study

3.38m x 2.18m

To the front, with engineered oak flooring and fitted shelving.

Landing

Spacious landing with skylight and stairs to the attic. Scope to add a regulation stairway to the attic which has cleverly been future proofed with a steel beam to support a habitable attic conversion (SPP).

Bedroom (1)

3.50m x 4.18m

Bright, double room to the front with timber flooring and two wardrobes. Ensuite.

Ensuite

2.50m x 1.94m

Tiled floor, w.c., w.h.b. with cabinet below. Large dual headed shower.

Bedroom (2)

3.50m x 3.62m

Double room to the rear with views across Dublin Bay.

Bathroom

2.45m x 2.55m

With freestanding bath with handheld shower head and telephone cradle, separate shower cubicle, w.c., w.h.b. and heated towel rail.

Bedroom (3)

2.70m x 4.76m

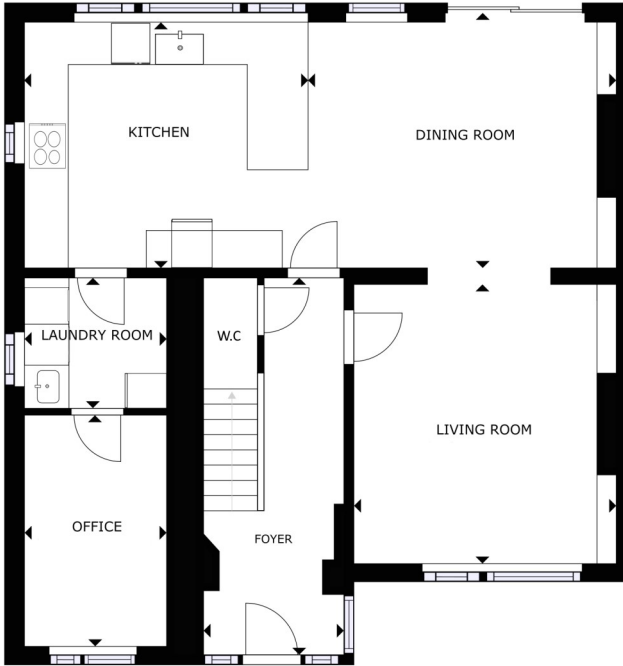
Bright, double room to the front with timber flooring and wardrobe.

Bedroom (4)

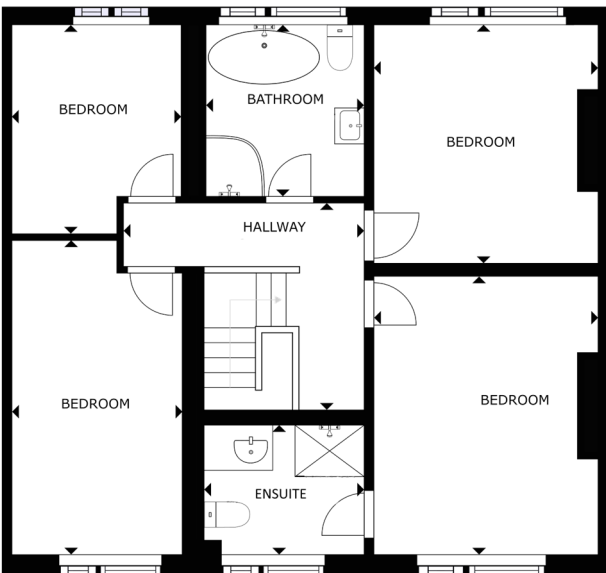
3.17m x 2.70m

Double room to the rear with views across the Bay.

FLOORPLAN



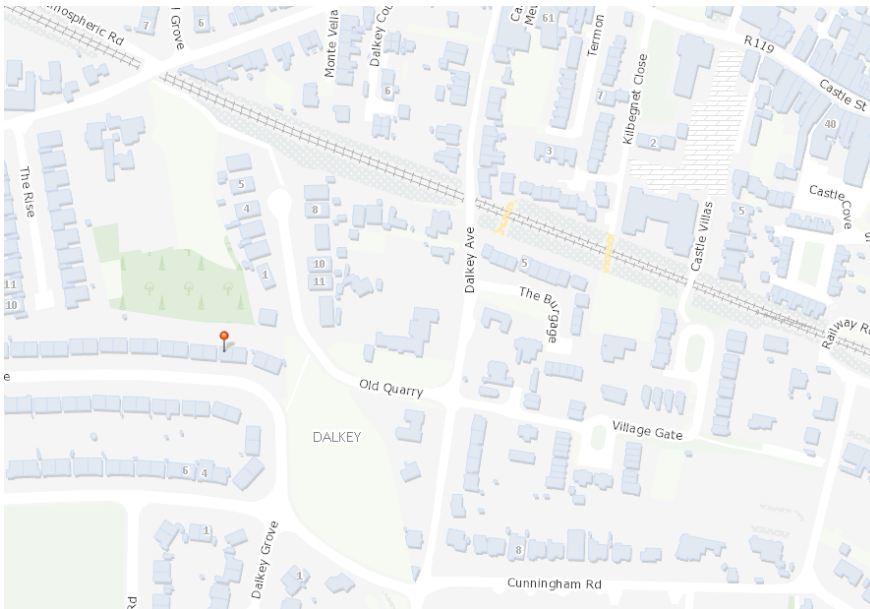
Ground Floor



First Floor

Not to scale. For identification only.





Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730